

# 112-114 N Walnut, Colfax, proposed

Stories: Three

Historic use: Retail (1st floor); Lodge (2nd & 3rd)

Current use: Storage, mostly vacant

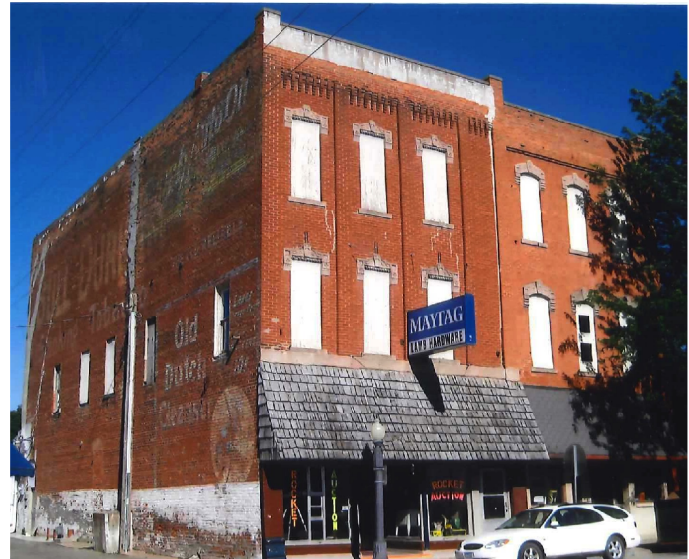
Proposed use: Dance studio on the part of the second floor, and 5-2 bedroom apartments on 2nd & 3rd floors

Exits: 1 stair from 3rd to 1st, exits to street

Windows: 12 on front, 3' x 6'

Sq. footage: Each floor is 3,600 sq.ft.; Building is approx. 48' x 75'

Construction: Brick load-bearing walls, plaster & lath interior partitions, wood roof and floor, stone foundation.



View of 114 front & alley facades, view of 112 front

## Project description:

There is local interest in developing a children's dance studio on part of the 2nd floor above 112. The additional space on the 2nd floor will become two 2-bedroom apartments. The dance studio and Unit 1 are accessed through the existing stair to the 2nd floor. At the 2nd floor landing a new doorway to Unit 5 has been created, the existing stair to the 3rd floor is now an internal stair in Unit 5. Unit 2 occupies the back (east) half of the 2nd floor and is accessed from a new exterior stair. New windows were added on the 3rd floor alley facade (northside) to meet the necessary light and ventilation requirements. Unit 3 is located on the 3rd floor of the southeast (rear) corner of the building. Unit 4 is located on the third floor along the alley facade. Unit 5 occupies the front (west) side of the building on the 3rd floor.



New entry stair and balcony space on rear of building for Units 2, 3, and 4.

New 2nd floor plan



## Code Information for 2nd floor Dance Studio space:

<u>Type of Construction:</u>	Type 3A
<u>Occupancy Classification:</u>	B, Business*
<u>Max Occupancy Load:</u>	50
<u>Min Number of Exits:</u>	1 Exit**
<u>Common Path of Egress:</u>	28' (max is 75')
<u>Exit Access Travel Distance:</u>	42' (max is 75')
<u>Vertical Exit Enclosure:</u>	1-hr fire rating**

\*Section 303.1.1 of the IBC states: A building or tenant space used for assembly purposes by less than 50 persons shall be considered a Group B occupancy.

\*\*Section 605.3.1.1.2 of the IEBC, One exit is allowed in Group B occupancies not more than 2 stories in height with an area not greater than 3000 sq ft per floor, and where the exit access travel distance does not exceed 75' the minimum fire rated enclosure shall be 1 hour.



Existing staircases from ground floor and to 3rd floor. A larger landing was created for entries to the Dance Studio, Unit 1 and Unit 5. The stairs to the 3rd floor are now an internal stair with Unit 5.

New 3rd floor plan



## Code Information for Residential Units

<u>Type of Construction:</u>	Type 3A
<u>Occupancy Class:</u>	R-2, Residential
<u>Light &amp; Ventilation req:</u>	112- 3 front windows = $3' \times 6' \times 3' = 54 / 0.8\% = 675 \text{ sq. ft.}$
<u>Max sqft of habitable space on 112 side:</u>	1,350 sq. ft. (actual sq. ft. of 112 ~ 1,800 sq. ft.)
<u>Max Occ Load/floor:</u>	$3,600 \text{ sq. ft.} / 200 = 12$
<u>Min Number of Exits:</u>	2 Exits (existing stair serves one unit on 2nd floor and one unit on 3rd floor; new outside stair at back of building serves one unit on 2nd floor and two units on 3rd floor).
<u>Common Path of Egress:</u>	~28' (max is 75')
<u>Exit Access Travel Distance:</u>	65' (max is 75' for multi level dwellings*) avg unit is ~57'
<u>Vertical Exit Enclosure:</u>	30 minute fire rating** (actual 1-hour, see Dance Studio codes)

\*605.3.1.1.6.1 In multilevel dwelling units of occupancy R-1 and R-2, an exit shall not be required from every level of the dwelling unit provided that the travel distance within the unit does not exceed 75 feet.

\*\*The IEBC states in Section 603.2.1.11 In Group R-2 occupancies, a minimum 30-minute enclosure shall be provided to protect all vertical openings not exceeding three stories.